



INDUSTRIAL FLEX SPACE



PERIMETER PARK NORTH A

11785 Highway Drive

FOR LEASE

PROPERTY HIGHLIGHTS

5,500 SF Available - Suite 900

(2) Dock Doors

14' Clear Height

Less than 1 mile from I-275 & SR 42

Close to many area amenities

Located in Sharonville, just 15 miles north of
downtown Cincinnati

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BUILDING SPECIFICATIONS

LOCATION	Sharonville, OH Hamilton County
BUILDING SIZE	28,100 SF Total
AVAILABLE SIZE	Suite 900: 5,500 SF
ZONING	General Industrial
YEAR BUILT	1991
CONSTRUCTION	Tilt-up Concrete
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	14'
COLUMN SPACING	30' x 40'
TRUCK DOCKS	Two (2) Dock Doors (9' x 10')
TRUCK COURT	100' Truck Court Rear Loaded
AUTO PARKING	65 Parking Spaces

FIRE SUPPRESSION	Wet System
LIGHTING	LED
HVAC	Natural Gas Fired Units
ELECTRIC	TBD
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.cincinnati-oh.gov
TELEPHONE	www.cincinnati-bell.com
DATA	www.spectrum.com
OPERATING EXPENSES	\$3.73/psf

CLICK HERE TO VIEW
SITE ON **GOOGLE MAPS**

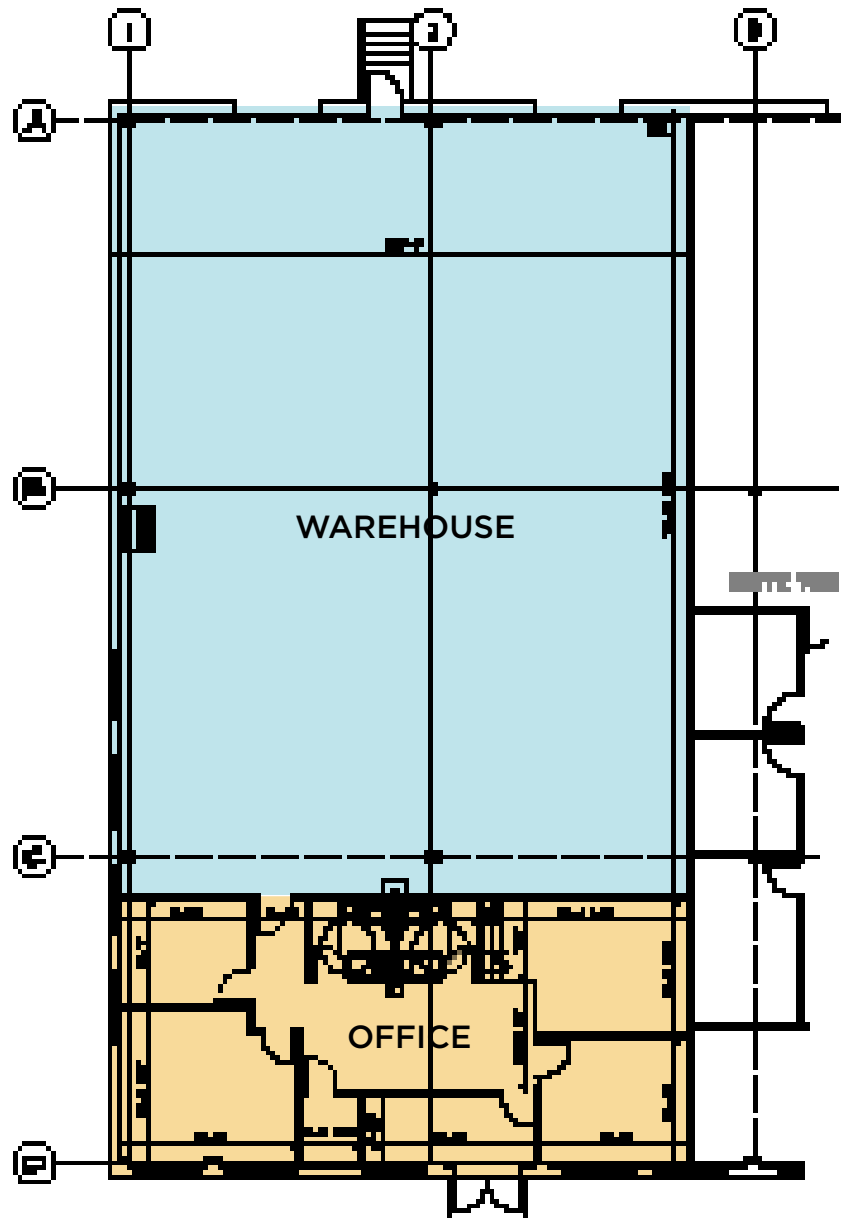


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FLOOR PLAN



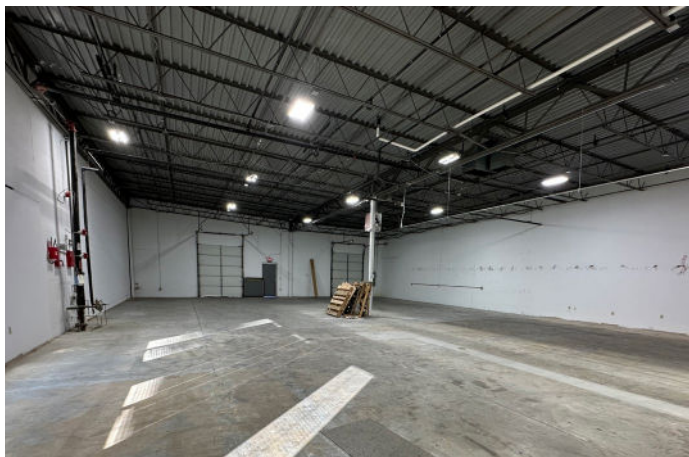


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PHOTOS





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AERIAL LOCATION

